GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA&UD Department – PMAY- HFA (U) – Construction of 5,00,000 houses with a total project cost of Rs.38,265.88 crores under Affordable Housing Project (AHP) Vertical PMAY (Urban)- NTR Nagaras by 2019 - Administrative Sanction– Accorded.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.MS.No. 58 Dated: 06-02-2018
Read the following :-

1. G.O.Ms.No.241, MA&UD (UBS) Department, dated 13.10.2016.
2. G.O.Ms.No.263, MA&UD (UBS) Department, dated 25.10.2016.
3. G.O.Ms.No.301, MA&UD (UBS) Department, dated 22.11.2016.
4. G.O.Ms.No.75, MA&UD (UH) Department, dated:23.02.2017.
5. G.O.Ms.No. 149, MA&UD (UH) Department dated:15.04.2017.
6. G.O.Ms.No.167, MA&UD (UH) Department, dated 28.4.2017.
7. G.O.Ms.No.349, MA&UD (UH) Department, dated 22.9.2017.
8. G.O.Ms.No.871, MA&UD (UH) Department, dated 14.12.2017.

O R D E R:-

The Hon'ble President of India in his address to the Joint Session of Parliament on 9th June, 2014 had announced "By the time Nation completes 75 years of Independence, every family will have a pucca house with water connection, toilet facilities, 24X7 electricity supply and access. The Hon'ble Prime Minister also envisioned Housing For All by 2022. In order to achieve this objective, Central Government has launched a comprehensive mission "Pradhan Mantri Awas Yojana – Housing For All (Urban)" for construction of 20 million dwelling units during the mission period of 2015-22 through the following programme :

- Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource.
- Promotion of Affordable Housing for weaker section through credit linked subsidy.
- Affordable Housing in Partnership with Public & Private sectors.
- Subsidy for beneficiary – led individual house construction/ enhancement.

2. The Mission will support construction of houses upto 30 square meter carpet area with basic civic infrastructure. States/ UTs will have flexibility in terms of determining the size of house and other facilities. The houses under the mission should be designed and constructed to meet the requirements of structural safety against earthquake, flood, cyclone, landslides etc. conforming to the National Building Code and other relevant Bureau of Indian Standards (BIS) codes. In the State of Andhra Pradesh, the Hon'ble Chief Minister intends that no Urban Poor Person in the State of Andhra Pradesh should be left without a pucca house and every eligible person should own a house by 2022. This programme is called as PMAY-NTR Nagar in the State, dovetailing with PMAY (U) of Government of India.

P.T.O.

3. The construction of urban housing in the past with respect to the quality, time over-runs and non occupation of the houses due to lack of basic infrastructure and the experience in the past while executing the JnNURM Housing Programme has been reviewed and observed that improper planning and construction through conventional technology resulted in heavy delay in completion and also cost escalations. Besides, the quality also suffered due to long duration of construction. Considering the past experience quality of work, timely completion and provision of required infrastructure to enhance the living comfort of the beneficiary and to create an appreciable asset which provides a respectable status to the beneficiary in the society has been emphasized. To ensure quality and the timely completion, it has been decided to invite the reputed builders globally who have capability in latest technologies with good financial back ground and having required infrastructure and man power to complete the project in time without compromising the quality. It has also been decided to go for construction with Shear Wall Technology duly comparing the advantages of the technology viz. Form work of pre-designed and Rapid construction in massive scale, Disaster Resistant, Durable, Stronger, increased carpet area, minimum requirement of labour force, no need of plastering to walls when compared to the Conventional Technology of RCC framed structure with beams, columns and brick walls.

4. Advertent to the above decisions it was decided to take up the construction with Shear Wall technology to complete the project within 15 months and the APTIDCO was advised to place the proposal of the Government (i.e.) adopting Shear Wall technology before the Board of Chief Engineers to approve the AP Revised Standard Data based on the CPWD approved Data on par with conventional technology system as there is no specific SSR rates for the self compacted concrete being used in the Shear Wall technology. Accordingly, the Board of Chief Engineers met on 10.4.2017 and approved the Data rates item wise to prepare the estimates and to take further action in calling of e-tenders.

5. In the reference 1st read above, Government have approved to provide Rs.1.50 lakhs per each dwelling unit besides Government India Share of Rs.1.50 lakhs.

6. In the reference 2nd read above, Government have constituted a District Level Committee for selection of beneficiaries.

7. In the reference 3rd read above, Government have approved to obtain the loan from HUDCO for meeting the Government subsidy of Rs. 1.50 lakhs for 1,20,106 (Phase.I) dwelling units which worked out to Rs.1801.60 crores.

8. In the reference 4th read above, administrative approval has been accorded for construction of the houses sanctioned in Phase.I that include the houses taken up under HUD HUD.

9. In the reference 5th read above, Government have accorded revised administrative sanction for construction of 1,20,950 EWS houses under PMAY-HFA (Urban) in 37 ULBs and to adopt EPC tendering system on e-procurement platform for the project and adoption of alternative technologies like shear wall

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(Monolithic Concrete Construction) with a completion period of 15 months and with the following categories of houses. However the composition of categories of Houses is not water tight and as per the choice of the beneficiaries during registration the composition varies from project to project.

Sl.No.	Model	Composition of houses	Built-up area in Sft
1.	Model-1	20%	300
2.	Model-2	70%	365
3.	Model-3	10%	430

10. In the reference 7th read above, Government have accorded administrative sanction for the balance 2,43,162 dwelling units sanctioned in 2nd phase in 69 ULBs for the year 2017-18 approving the unit cost of the dwelling units adopting the SOR of 2017-18 with a total project cost of Rs.15,295.64 crores in the patterns (G+3 and G+5) as per the land availability with a completion period of 15 months. In the said orders, permission was also accorded to call for tenders with Shear Wall Technology by adopting the escalation clauses vide G.Os. 94 & 35 for the said works and also call the tenders keeping District as a unit as was done in earlier occasion and also to call tenders for all sanctioned units in one go or partly depending upon the selection of beneficiaries and availability of sites to ground the work on finalization of tenders.

11. Detailed Project Reports have been prepared after identification of suitable government lands for taking up the construction. But in some cases, where the Government lands are not available, the DPRs are prepared after duly identifying suitable private lands. The total cost required for procurement of 786.18 Acres is about Rs.1035.00 crores. The procurement of land may be either by way of acquisition or by way of purchase. If it is by way of purchase, the cost may come down a little. The District Collectors have identified suitable lands in all the locations for procurement.

12. The Programme of PMAY-NTR Nagaras has been further reviewed and after proper analysis of the situation decided that there should be a fixed beneficiary contribution for each category of the unit as the cost of the unit varies from place to place, location to location, depending upon the soil structure, availability of materials, distance etc. In order to avoid discrimination among the beneficiaries in payment of the cost towards the unit, it is decided to keep the beneficiaries at comfort in paying the same quantum of amount in all locations. Government after deducting GoI share of Rs.1.50 lakhs have decided to bear the rest of the unit cost without any additional financial burden on the beneficiary. It has also been decided to bear the cost of the external infrastructure for the 5,00,000 houses sanctioned under Phase I, II and III by the Government of India. The fixed beneficiary contribution to the three categories of houses is as follows:

Sl.No.	Category	Beneficiary Share
1.	I-300 sft	Rs.2,65,000/-
2.	II- 365 sft	Rs.3,65,000/-
3.	III-430 sft	Rs.4,65,000/-

P.T.O.

13. In the reference 8th read above, Government have accorded administrative sanction for Rs.1047.44 for providing physical infrastructure facilities in 38 ULBs as per the approved layout designs.

14. Government keeping in view of the orders issued from time to time in the references 1st to 8th read above, with due deliberations have worked out the total project cost at Rs.38,265.88 crores for construction and completion of the 5,00,000 dwelling units under AHP Vertical PMAY (U) by 2019, which includes Government of India Share, Government of Andhra Pradesh Share (includes State Subsidy component, external infrastructure and land acquisition cost) and beneficiary share.

15. Accordingly, Government hereby accord administrative sanction for Rs.38,265.88 crores for construction and completion of 5,00,000 dwelling units under AHP Vertical PMAY (U) by 2019, which includes Government of India Share of Rs.7,500.00 crores, Government of Andhra Pradesh Share Rs.13,035.00 crores (which includes State Subsidy component Rs.7,500.00 crores, external infrastructure Rs.4,500.00 crores and land acquisition cost Rs.1035.00 Crores) and beneficiary share Rs.17,730.88.00 crores.

16. Government also approve the fixed beneficiary share @ Rs.2,65,000/- for 300 sft dwelling unit under Category-I; Rs.3,65,000/- for 365 sft dwelling unit for Category-II and Rs.4,65,000/- for 430 sft dwelling unit for Category-III.

17. Government accord permission to the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO), Vijayawada to tie up the funds with financial institutions with Government Guarantee for the loans towards State Share.

18. The Managing Director, APTIDCO, Vijayawada shall take necessary further action in the matter.

19. This order issues with the concurrence of Finance Department vide their U.O.No. 44027/10/2018-FMU-I,E,M dated 25.01.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Managing Director, APTIDCO, Vijayawada,

Copy to:-
The PS to Spl.Chief Secretary to Chief Minister.
The PS to Chief Secretary to Government.
The OSD to Hon'ble Minister for Municipal Administration.
The P.S to Principal Secretary to Government, MA&UD Deptt.
The Finance (FMU-I&I-EFS&T,MA&UD,CRDA) Department
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER